

# \$194,900 - 403 11441 Ellerslie Road, Edmonton

MLS® #E4455500

## \$194,900

2 Bedroom, 2.00 Bathroom, 822 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Turn-key investment property! Current tenant is on a lease until Feb. 28, 2026 at \$1,450/month. This building includes ALL UTILITIES in the reasonable condo fees. Current CAP rate is 3.8% with room to increase due to TWO UNDERGROUND PARKING STALLS and being a TOP FLOOR, 2 bedroom unit. Nestled in a walkable building close to groceries, restaurants, banks, and parks, this home is ideal for a landlord looking for a great rental property.

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4455500               |
| Price          | \$194,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 822                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                          |
|-------------|--------------------------|
| Address     | 403 11441 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Rutherford (Edmonton)    |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 1S9                  |

### Amenities

|           |                                                                                                                    |
|-----------|--------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Security Door |
| Parking   | Stall, Underground                                                                                                 |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                     |
| # of Stories      | 4                                                                          |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                               |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                  |
| Construction      | Wood, Brick, Stucco                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 60                |
| Zoning         | Zone 55           |
| Condo Fee      | \$540             |

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Listing information last updated on October 30th, 2025 at 7:17pm MDT